029.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,086,300	/	1,086,300
USE VALUE:	1,086,300	/	1,086,300
ASSESSED:	1,086,300	/	1,086,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECKER HAROLD K
Owner 2:	WAN MIMI Y
Owner 3:	
Street 1:	44 HARLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LYONS PRISCILLA A--ETAL -
Owner 2:	PETERSON EVA A -
Street 1:	302 10TH STREET SE
Twn/City:	WASHINGTON
St/Prov:	DC Cntry:
Postal:	20003

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Brick Veneer Exterior and 3620 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6655.000	585,500	5,100	495,700	1,086,300
Total Card	0.153	585,500	5,100	495,700	1,086,300
Total Parcel	0.153	585,500	5,100	495,700	1,086,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.12 /Parcel: 300.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19768

GIS Ref

GIS Ref

Insp Date 06/25/19

!2392!

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	585,500	5100	6,655.	495,700	1,086,300		Year end	12/23/2021
2021	104	FV	558,700	5100	6,655.	495,700	1,059,500		Year End Roll	12/10/2020
2020	104	FV	558,300	5100	6,655.	495,700	1,059,100	1,059,100	Year End Roll	12/18/2019
2019	104	FV	456,400	5100	6,655.	526,700	988,200	988,200	Year End Roll	1/3/2019
2018	104	FV	456,400	5100	6,655.	384,200	845,700	845,700	Year End Roll	12/20/2017
2017	104	FV	427,400	5100	6,655.	334,600	767,100	767,100	Year End Roll	1/3/2017
2016	104	FV	427,400	5100	6,655.	285,000	717,500	717,500	Year End	1/4/2016
2015	104	FV	380,100	5100	6,655.	278,800	664,000	664,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:26:02

LAST REV

Date	Time
06/25/19	14:49:53
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2392

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYONS PRISCILLA	40424-552		8/12/2003		610,000	No	No		
	15352-402		12/1/1983		172,000	No	No		Y

USER DEFINED

Prior Id # 1:	19768
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2019	Meas/Inspect	DGM	D Mann
8/11/2017	MEAS&NOTICE	HS	Hanne S
3/30/2009	Meas/Inspect	189	PATRIOT
4/22/2000	Missed Appt.	263	PATRIOT
2/17/2000	Measured	263	PATRIOT
8/21/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6655		Sq. Ft.	Site		0	80.	0.93	1									495,718						495,700	

Total AC/HA:	0.15278	Total SF/SM:	6655	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	495,718	Spl Credit		Total:	495,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04548025
Const Adj.:	1.02979398
Adj $ / SQ:	193.793
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	795561
Depreciation:	210028
Depreciated Total:	585533

COMMENTS

EST. BMT; TALKED TO SFL TENANT, NOT INFORMED OF APPT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	3	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

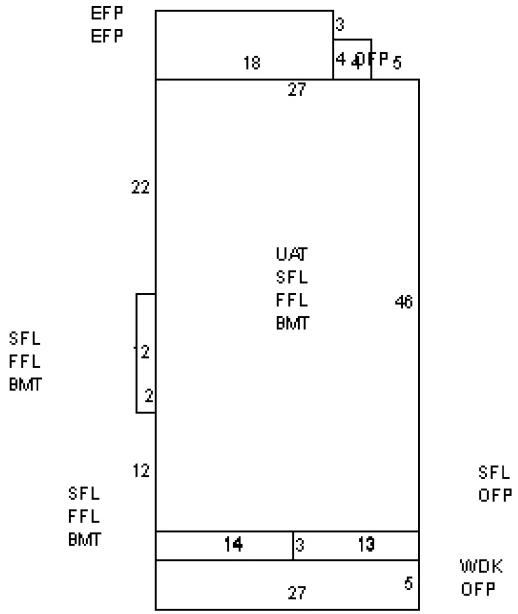
No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.79
Special Features:	0	Val/Su Net:	120.70
Final Total:	585500	Val/Su SzAd	220.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,347	193.790	261,040
BMT	Basement	1,308	77.030	100,759
FFL	First Floor	1,308	193.790	253,482
UAT	Upper Attic	311	135.660	42,121
EFP	Enclos Porch	252	39.160	9,869
OFP	Open Porch	190	25.930	4,928
WDK	Deck	135	13.810	1,864

	Net Sketched Area:	4,851		Total:	674,063
Size Ad	2655	Gross Area	5782	FinArea	3620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100